LOT 468
HERON ISLES PHASE TWO C-3
PBK 8/180

SMOOT CATHERINE P/MONK DUPREE A JR ET AL
97544 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0741-0468-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

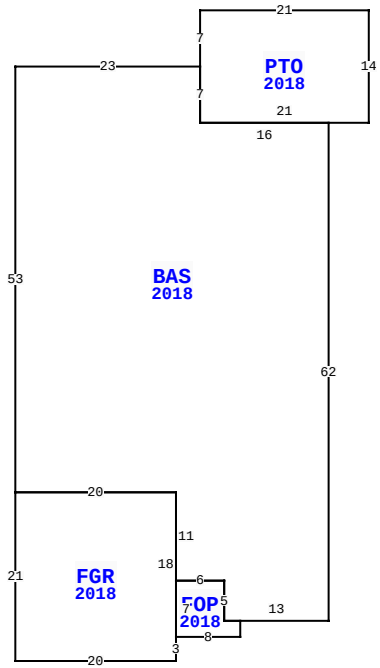
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,229	100	2018	2,229	245,363
FGR	420	55	2018	231	25,428
FOP	46	30	2018	14	1,541
PTO	294	5	2018	15	1,652
TOTALS	2,989			2,489	273,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,489	112.8960	112.90	281,008	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2229 HX Base Yr 2019



97544 ALBATROSS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,983
TOTAL MARKET OB/XF VALUE		11,450
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		350,433
SOH/AGL Deduction		117,169
ASSESSED VALUE		233,264
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		132,542
TOTAL JUST VALUE		350,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1710262	CO ISSUED	0	03/27/2018
B1710262	NEW CONSTR	282,371	11/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/1011	10/03/2021	QC	U	I	11	100
GRANTOR: SMOOT CATHERINE P						
GRANTEE: MONK DUPREE A JR &						
2469/0859	6/09/2021	QC	U	I	11	143,100
GRANTOR: SMOOT CATHERINE P						
GRANTEE: MONK DUPREE A JR &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W21 S7 BAS=[YR=2018] W23 S53 FGR=[YR=2018] S21 E20 N3 FOP=[YR=2018] E8 N2 W2 N5 W6 S7$ N18 W20$ E20 S11 E6 S5 E13 N62 W16 N7$ S7 E21 N14$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	602.00	SF	5.20	5.20	100	2018	2018	3	97	3,036	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	97	189	
3	0476	VF 6 SBPL	0	100	0	0	270.00	LF	32.00	32.00	100	2018	2018	3	92	7,949	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 11,450

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS